

CITY PLANNING COMMISSION MEETING AGENDA

**TUESDAY, OCTOBER 28, 2014
EIGHTH FLOOR CONFERENCE ROOM
(CITY HALL)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 16 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, OCTOBER 14, 2014 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. UNFINISHED BUSINESS:

NONE

B. NEW BUSINESS:

- 1. ZONING DOCKET 096/14** – Request by DOWN BY LAW B & B, LLC for a Zoning Change from an RD-3 Two-Family Residential District to a B-1A Neighborhood Business District and the rescission of Ordinance No. 19,536 MCS (Zoning Docket 104/99, which granted a conditional use to permit a community center), on Square 322, Lots 13 or 99 and 100, in the Second Municipal District, bounded by Saint Philip, North Dorgenois, Dumaine, and North Rocheblave Streets. The municipal address is 2552 SAINT PHILIP STREET. (PD 4) **(SK)**
- 2. ZONING DOCKET 097/14** – Request by MIRIAM B. SCHAEFER for a Conditional Use to permit a bed and breakfast family home in an RD-3 Two-Family Residential District, on Square 1343, Lot 23, in the Third Municipal District, bounded by Lapeyrouse, North Rocheblave, North Dorgenois, and Laharpe Streets. The municipal address is 2434 LAPEYROUSE STREET. (PD 4) **(VM)**

3. **ZONING DOCKET 098/14** – Request by LEBORNE, LLC for a Zoning Change from an RD-2 Two-Family Residential District to a B-1A Neighborhood Business District, on Square 186 or 186A, Lot A, in the Sixth Municipal District, bounded by South Broad, South Dupre, General Pershing, and South Gayoso Streets and Fontainebleau Drive. The municipal address is 4401 SOUTH BROAD STREET. (PD 3) (EA)
4. **ZONING DOCKET 099/14** - Request by WAL-MART REAL ESTATE BUSINESS TRUST for a Conditional Use to permit a fast food restaurant in a B-2 Neighborhood Business District, an SC Shopping Center District, an ENORC Eastern New Orleans Renaissance Corridor District overlay, and an HUC Highway Urban Corridor District overlay, on Section 26, Lot 4-C-1, in the Third Municipal District, bounded by Bullard Avenue, Interstate 10 Service Road, and Lake Forest Boulevard. The municipal address is 6020 BULLARD AVENUE. (PD 9) (DG)
5. **ZONING DOCKET 100/14** – Request by CLOTHESLINE LAUNDROMAT, INC. for a Conditional Use to permit a car wash in a C-1 General Commercial District and an Eastern New Orleans UC Urban Corridor District overlay, on an undesignated square, Lot 19-B2-1, in the Third Municipal District, bounded by Downman Road, Chef Menteur Highway, Dwyer Road, and Jourdan Road. The municipal addresses are 3908 DOWNMAN ROAD AND 5835 CHEF MENTEUR HIGHWAY. (PD 9) (DG)
6. **ZONING DOCKET 101/14** – Request by CHAMARY, LLC for a Conditional Use to permit a parking lot to provide off-street parking for a main use located within 300 feet of said lot in an RM-2A Multiple-Family Residential District, on Square 208, Lot 23, in the Fourth Municipal District, bounded by Saint Mary, Saint Andrew, and Prytania Streets and Saint Charles Avenue. The municipal address is 1540 SAINT MARY STREET. (PD 2) (VM)
7. **ZONING DOCKET 102/14** – Request by VICKIE D. FILIP for a Conditional Use to permit a bed and breakfast family home in an RD-3 Two-Family Residential District, on Square 7, Lot 11 or 24, in the Fifth Municipal District, bounded by Bouny, Alix, and Seguin Streets and Pelican Avenue. The municipal address is 420 BOUNY STREET. (PD 12) (KB)

8. **ZONING DOCKET 103/14** - Request by the BOARD OF COMMISSIONERS OF THE ORLEANS LEVEE DISTRICT for an Amendment to Ordinance No. 24,995 MCS (Zoning Docket 061/12, which granted a Conditional Use to permit the sale of alcoholic beverages for consumption on-premises at a standard restaurant) to permit the sale of alcoholic beverages for off-premises consumption at a gasoline service station, in a B-2 Neighborhood Business District, on an undesignated square, Lot 2E, in the Second Municipal District, bounded by Lakeshore Drive and the New Basin Canal. The municipal address is 7840 LAKESHORE DRIVE. (PD 5) (EA)
9. **ZONING DOCKET 104/14** – Request by ODDO OF MARIGNY, LLC for a Zoning Change from an HMR-3 Historic Marigny/Tremé Residential District to an HMC-2 Historic Marigny/Tremé Commercial District and a Conditional Use to permit a hotel occupying more than 10,000 square feet of floor area in the proposed HMC-2 District, on Square 273, Lots 1-5, 17-19, A, B, C, 15, 16, Front Pt. 14, and Rear Pt. 14, or Lots A, B, and C, and seven undesignated lots, in the Third Municipal District, bounded by Burgundy, Marigny, Mandeville, and North Rampart Streets. The municipal addresses are 2301-2329 BURGUNDY STREET. (PD 7) (SK)
10. **ZONING DOCKET 105/14** – Request by SORAPARU ENTERPRISES, LLC for a Conditional Use to permit a school in an RD-3 Two-Family Residential District, on Square 63, Lot 1 or 20, in the Fourth Municipal District, bounded by Soraparu, Saint Thomas, First, and Chippewa Streets. The municipal address is 600 SORAPARU STREET. (PD 2) (NK)
11. **ZONING DOCKET 106/14** – Request by ANDREW J. CRAIG for a Conditional Use to permit a bed and breakfast historic home in an RD-3 Two-Family Residential District, on Square 17, Lot 6, in the Fifth Municipal District, bounded by Pelican Avenue, Bermuda, Alix, and Verret Streets. The municipal address is 421 PELICAN AVENUE. (PD 12) (NK)
12. **ZONING DOCKET 107/14** – Request by BROOKWOOD-BEHRMAN LLC for a Zoning Change from a B-2 Neighborhood Business District to a C-1 General Commercial District and a Conditional Use to permit a mini-warehouse over 10,000 square feet of floor area/one acre in site size in the proposed C-1 District and the UC Urban Corridor District overlay, on Square 185/186 or ES-1, Lot 5, bounded by Behrman Place, Behrman Highway, and Bender Boulevard. The municipal address is 10005 BEHRMAN HIGHWAY. (PD 12) (DT)

13. **ZONING DOCKET 108/14** – Request by NHAN T. DO for a Conditional Use to permit the sale of alcoholic beverages for off-premises consumption in a retail store in a C-1 General Commercial District and the Eastern New Orleans UC Urban Corridor District overlay, on an undesignated square, Lots 5-A Pt. 27 and 7-A Pt. 27, bounded by Chef Menteur Highway, Michoud Boulevard, and Alcee Fortier Boulevard. The municipal address is 13801 CHEF MENTEUR HIGHWAY. (PD 10) **(DT)**
14. **ZONING DOCKET 109/14** – Request by CARROLLTON COMMISSARY, LLC for a Zoning Change from an RD-2 Two-Family Residential District to a B-1A Neighborhood Business District, on Square 174, Lot 10, in the Seventh Municipal District, bounded by Willow, General Ogden, Jeannette, and Eagle Streets. The municipal address is 8837 WILLOW STREET. (PD 3) **(KB)**

C. ZONING/PLANNING MATTERS:

1. **PROPERTY DISPOSITION 004/14** - Consideration of the sale of Pts. Lots 15 through 18, Square 700, in the Third Municipal District, bounded by N. Claiborne Avenue, Tupelo, N. Derbigny and Gordon Streets. The municipal address is unassigned. (PD 8) **(DT)**
2. **PROPOSED 2015 BUDGET AND WORK PLAN FOR THE DOWNTOWN DEVELOPMENT DISTRICT OF THE CITY OF NEW ORLEANS** – To review and consider the plan in order to determine whether it is consistent with the comprehensive plan for the City of New Orleans. **(NK)**
3. **CONSIDERATION** - Ratification of Actions Relative to Certified Subdivisions. **(AB)**

OTHER PLANNING MATTERS:

- A. Committee Reports.
- B. Announcements.

Robert D. Rivers
Executive Director

RR/ab